

# ACRES

Lettings Office: 28 Beeches Walk, Sutton Coldfield, B73 6HN  
☎ 0121 312 4997 ✉ lettings@acres.co.uk

@ www.acres.co.uk

- Detached Property
- Five spacious bedrooms, including a top floor ensuite and flexible ground floor suite
- Newly renovated throughout to beautiful standard
- Open plan kitchen living/dining area with breakfast bar
- Large utility room
- Peaceful cul-de-sac location
- Highly sought after Four Oaks
- Generous rear garden



***BERKSWELL CLOSE, FOUR OAKS, B74 4PB - £2,500 (FROM) PCM***

Acres Residential Lettings are thrilled to bring to market this beautifully renovated home set in a peaceful cul-de-sac location within the highly sought after area of Four Oaks. Finished to an incredible standard throughout, this property offers spacious modern living ideal for families or professionals alike.

The ground floor features a bright and spacious open plan living and dining area with a beautiful fitted kitchen complete with breakfast bar, perfect for both everyday living and entertaining. A large utility room and a contemporary downstairs WC add convenience and practicality.

Additionally on the ground floor is an expansive bedroom/reception with its own modern shower room, ideal for guests.

Upstairs you'll find 3 double bedrooms and a beautifully finished family bathroom with free-standing bath, all designed for comfort with high quality in mind.

On the top floor, a further loft space is available with its own en-suite, offering flexible accommodation.

Externally, the property boasts a fantastic-sized rear garden, plenty of off-road parking to the front, and an EV charging point.

Additional Information:

Deposit: £3,057.69 (protected under a government-approved tenancy deposit scheme)

Tenure: Assured Shorthold Tenancy Agreement

Council Tax Band: C

EPC: C

Utilities/Bills: Not included

Tenant Fees: A holding deposit equivalent of up to one week's rent of £611.53 may be required to secure the property. This will be put towards the rent or deposit once the tenancy starts. This is refundable unless the applicant withdraws or fails referencing. No other tenant fees to secure the property apply.

Viewings: Available weekdays and Saturdays by appointment. Please contact Acres Residential Lettings.

Broadband and mobile coverage may vary by provider and location. Tenants are advised to check availability with their chosen providers. Ofcom provides an independent coverage and broadband checker at [www.ofcom.org.uk](http://www.ofcom.org.uk)

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We are a member of a government-approved Client Money Protection (CMP) scheme.

“All required safety certificates for the property (gas, electrical, etc.) will be provided to the tenant at the start of the tenancy.”

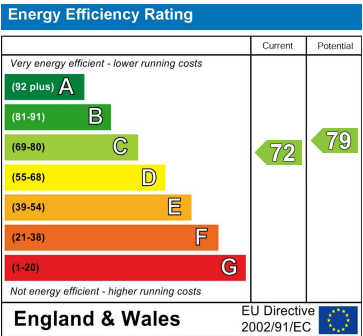
This property is marketed in accordance with all relevant UK housing legislation and consumer protection laws. A valid EPC is available, and all required safety certificates will be provided before the tenancy begins. We are an equal opportunity housing provider.





COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 312 4997



Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.